

## **AMENDING OFFICIAL ZONING MAP**

### **NORTHWEST QUADRANT OF PISGAH CHURCH ROAD AND SCOTTSDALE ROAD**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from Conditional District – General Business to Conditional District – General Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the northern right-of-way line of Pisgah Church Road, said point being a common corner with First Citizens Bank; thence N03°17'W 209.65 feet to a point; thence N75°50'E 209.31 feet to a point in the western right-of-way line of Scottsdale Road; thence along said western right-of-way line S03°17'W 209.65 feet to a point in the intersection with the northern right-of-way line of Pisgah Church Road; thence crossing Pisgah Church Road S03°17'W approximately 100 feet to a point in the southern right-of-way line; thence along said southern right-of-way line S75°50'W 209.31 feet to a point; thence crossing Pisgah Church Road N03°17'E approximately 100 feet to the point and place of BEGINNING.

Section 2. That the rezoning of Conditional District – General Business to Conditional District – General Business is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All uses permitted in GB, with the exception of the following: (a) Agricultural Uses; (b) Recreational Uses; (c) the following Business and Professional Services: auto rental or leasing; boat repairs; building maintenance and services; equipment rental & leasing; furniture repair shops; hotels & motels; laundromats, coin operated and/or plants; motion picture production; pest or termite control services; professional membership organizations; security services; shoe repair; taxidermists; television, radio, or electronic repairs; indoor theatre; tourist homes; truck and utility trailer rentals; vocational, business, or secretarial schools; advertising services, outdoor; (d) Transportation, Warehousing and Utility Uses; (e) Manufacturing and Industrial Uses; (f) Other Uses: arts & craft shows; carnivals; Christmas tree sales.
- 2) Maximum square footage of buildings shall be limited to 10,000 sq. ft.
- 3) Pylon signage up to 8 feet in height will be allowed within the proposed development with surface area as allowed within the City of Greensboro Development Ordinance.

- 4) A requirement that site lighting will be designed in a manner to eliminate direct illumination onto adjacent properties and that site lighting standards and fixtures not exceed 20 feet in height.
- 5) Building will not exceed 40 feet in height.
- 6) All trash handling areas will be screened from public view.
- 7) Sidewalks meeting City standards will be constructed along Pisgah Church Road and along the property edge on Scottsdale Road.
- 8) Any building in excess of 7,000 square feet shall not have an expanse wider than 50 feet nor be higher than 40 feet without detail or articulation.
- 9) Within the required 8 foot street yard along Pisgah Church Road right-of-way, the applicant will plant evergreen shrubs at a rate of 34 per 100 linear feet.
- 10) A 200 square foot minimum planting area will be provided between every four parking spaces in the parking areas that are immediately adjacent to the 8 foot street planting yard along Pisgah Church Road, and each such planting area will be planted with a large maturing canopy tree or two understory trees depending on the location of existing and future overhead utilities.
- 11) The design and layout of the property shall incorporate similar and complimentary architectural features and be compatible with the TRC approved plan for Conditional Zoning District #3244.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on September 22, 2006.